

## Minutes of the Houston Planning Commission

May 26, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>  
2:30 p.m.

### CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:35 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually and arrived at 3:36 p.m. before Platting Activity, and left at 5:02 p.m. after item 179
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present and left at 4:45 p.m. after item 163
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Absent
Megan R. Sigler	Present
Zafar Tahir	Present and arrived at 2:45 p.m. during item I Sidewalks
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Present virtually and left at 4:59 p.m. after item 165
Loyd Smith for The Honorable Lina Hidalgo	Present

### Ex Officio Members

Carol Lewis  
Carol Haddock  
Yuhayna H. Mahmud  
Tina Petersen

### Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department – Present or  
Jennifer Ostlind, Deputy Director, Planning and Development Department.

### CHAIR'S REPORT

Chair Stein reported on meeting procedures. She recognized Harris County's role in the sidewalk ordinance proposals.

**DIRECTOR’S REPORT**

The Director’s Report was given by Margaret Wallace Brown, Director, Planning and Development Department.

**APPROVAL OF THE MAY 12, 2022 PLANNING COMMISSION MAJOR THOROUGHFARE AND FREEWAY PLAN WORKSHOP MEETING MINUTES**

Commission action: Approved the May 12, 2022 Planning Commission Major Thoroughfare and Freeway Plan Workshop meeting minutes.

Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**APPROVAL OF THE MAY 12, 2022 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the May 12, 2022 Planning Commission meeting minutes.

Motion: **Porras-Pirtle** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**I. PRESENTATION ON DRAFT SIDEWALK NETWORK ORDINANCE, CHAPTER 40 OF THE CITY CODE OF ORDINANCES**

Report was presented by Muxian Fang, Planning and Development Department.

Speakers: Jonathan Brooks, Broderick F. Butler, Randall Baxley - positions not stated.

**II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-141)**

Items removed for separate consideration: **5, 8, 16, 17, 18, 19, 27, 30, 47, 48, 58, 65, 66, 67, 79 and 82.**

Staff recommendation: Approve staff’s recommendations for items **1-141**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-141**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff’s recommendation for items **5, 8, 16, 17, 18, 19, 27, 30, 47, 48, 58, 65, 66, 67, 79 and 82**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **5, 8, 16, 17, 18, 19, 27, 30, 47, 48, 58, 65, 66, 67, 79 and 82**, subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Garza** Vote: **Carried** Abstaining: **Dalton, Heisch, Robins, Sigler**

**C PUBLIC HEARINGS REQUIRING NOTIFICATION**

**142 Allendale Townsite Section A partial replat no 8 C3N Defer**

Staff recommendation: Defer the application per applicant’s request and for legal review.

Commission action: Deferred the application per applicant’s request and for legal review.

Motion: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**143 Amended Plat of Almeda Place partial replat no 13 C3N Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Beverly Wood – position not stated.

- 144 Bradbury Forest Sec 9 partial replat no 1 C3N Defer**  
 Staff recommendation: Defer the application for legal review.  
 Commission action: Deferred the application for legal review.  
 Motion: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 145 Brinkman Place C3N Approve**  
 Staff recommendation: Defer the application for two weeks for legal review.  
 Commission action: Deferred the application for two weeks for legal review.  
 Motion: **Hines** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Chris Ochterbeck – position not stated.
- 146 Champs Corner partial replat no 1 C3N Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Robins** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 147 Clairmont Place Sec 1 partial replat no 8 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 148 Eastwood Addition partial replat no 3 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 149 Foster Place partial replat no 28 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 150 Foster Place partial replat no 29 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 151 Levit Green Sec 3 C3N Defer**  
 Staff recommendation: Defer the application for legal review.  
 Commission action: Deferred the application for legal review.  
 Motion: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**
- 152 Nantucket Residences C3N Defer**  
 Staff recommendation: Defer the application for legal review.  
 Commission action: Deferred the application for legal review.  
 Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 153 Pine Trails Sec 9 partial replat no 1 C3N Defer**  
 Staff recommendation: Defer the application for Chapter 42 planning standards.  
 Commission action: Deferred the application for Chapter 42 planning standards.  
 Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**154 Pine Trails Sec 9 partial replat no 2****C3N****Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Heisch**Second: **Mares**Vote: **Unanimous**Abstaining: **None****155 Rosa Estates replat no 1****C3N****Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Garza**Second: **Tahir**Vote: **Unanimous**Abstaining: **None****156 Spring Oaks replat no 1 partial replat no 7****C3N****Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Mares**Second: **Clark**Vote: **Unanimous**Abstaining: **None****D VARIANCES****157 Alabama Court Tract****C3P****Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Mares**Second: **Garza**Vote: **Carried**Abstaining: **Heisch, Dalton****158 Chavez Ranch****C2****Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler**Second: **Jones**Vote: **Unanimous**Abstaining: **None****159 Katy Hockley 77 Acre Tract GP****GP****Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**Second: **Clark**Vote: **Unanimous**Abstaining: **None****160 Marigny Heights****C3R****Defer**

Staff recommendation: Defer the application for further study and review.

Commission action: Deferred the application for further study and review.

Motion: **Clark**Second: **Garza**Vote: **Unanimous**Abstaining: **None**

Speaker: Delinda Holland – supportive.

**161 Martin Park****C3R****Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Tahir**Second: **Jones**Vote: **Unanimous**Abstaining: **None**

**162 Midtown Central Square**

**C2R**

**Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speakers: Matt Tucker, applicant; Juliet Garcia – supportive; Carlos Espinoza y Sanchez – no position stated.

**163 Modera Spring**

**C2**

**Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**164 Richmond Apartments**

**C3P**

**Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

**165 Riegle Manor**

**C2**

**Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**166 Solar Street Plaza**

**C2R**

**Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**167 Hugh Landing**

**C3R**

**Approve**

Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler** Second: **Mares** Vote: **Carried** Abstaining: **Heisch, Dalton**

**F RECONSIDERATION OF REQUIREMENTS  
NONE**

Items G, H and I were taken together at this time.

**G EXTENSIONS OF APPROVAL**

168	<b>Bridgeland Summit Point Crossing Street Dedication Sec 5</b>	<b>EOA</b>	<b>Approve</b>
169	<b>Fort Bend County Municipal Utility District No 23 Park Site</b>	<b>EOA</b>	<b>Approve</b>
170	<b>Harris County MUD no 542 Detention Pond C</b>	<b>EOA</b>	<b>Approve</b>
171	<b>Nextgen Lash and Esthetics</b>	<b>EOA</b>	<b>Approve</b>
172	<b>Pinecrest Center Sec 1</b>	<b>EOA</b>	<b>Approve</b>
173	<b>Pinecrest Center Sec 2</b>	<b>EOA</b>	<b>Approve</b>
174	<b>Sheldon Ridge Sec 12</b>	<b>EOA</b>	<b>Approve</b>
175	<b>Sheldon Ridge Sec 13</b>	<b>EOA</b>	<b>Approve</b>
176	<b>Zayaan Holding Real Estate LLC</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES  
NONE**

**I CERTIFICATION OF COMPLIANCE**

**177 23619 US Highway 59 COC Approve**

Staff recommendation: Approve staff's recommendation for items 168-177.

Commission Action: Approved staff's recommendation for items 168-177.

Motion: **Baldwin** Second: **Robins** Vote: **Carried** Abstaining: **Heisch 168;  
Sigler 168, 170**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**178 7818 Buffalo Speedway DPV Approve**

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**179 1827 Colquitt St DPV Approve**

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Items 180 through 189 were taken together at this time.

180	<b>16003 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>
181	<b>16005 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>
182	<b>16007 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>
183	<b>16009 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>
184	<b>16105 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>
185	<b>16107 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>
186	<b>16109 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>
187	<b>16111 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>
188	<b>16113 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>
189	<b>16115 Hilltop Oak Drive</b>	<b>DPV</b>	<b>Defer</b>

Staff recommendation: Defer the applications for additional legal review.

Commission action: Deferred the applications for additional legal review.

Motion: **Abraham** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**190 1602 Kipling St DPV Defer**

Staff recommendation: Defer the application for additional legal review.

Commission action: Deferred the application for additional legal review.

Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speakers: Larry Carbo, Cassandra Maldonado, Jentul Tullai – positions not stated; Carol Wolk – opposed.

**191 4012 Meadow Lake Ln DPV Defer**

Staff recommendation: Defer the application for additional legal review.

Commission action: Deferred the application for additional legal review.

Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**192 800 Walton St DPV Defer**

Staff recommendation: Defer the application for additional legal review.

Commission action: Deferred the application for additional legal review.

Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 23, 2022**

- a. Brick and Stone at Lydia partial replat no 1
- b. Carolina Place partial replat no 3
- c. Crawford Place replat no 1 and extension
- d. Hohldale Addition partial replat no 1
- e. Lakewood Pines Sec 15
- f. Spring Branch Estates no 2 partial replat no 14
- g. Timber Lakes Sec 1 partial replat no 1
- h. West Houston partial replat no 2
- i. Westhaven Estates Sec 2 partial replat no 11
- j. Westheimer Estates partial replat no 15
- k. Wildwood Glen Sec 1 partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of June 23, 2022 for item III a-k.

Commission action: Established a public hearing date of June 23 2022 for item III a-k.

Motion: **Heisch** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HOTEL SAINT AUGUSTINE LOCATED AT 4118 LORETTO DRIVE**

Staff recommendation: Grant the hotel motel variance(s) and approve the development plat subject to the conditions listed on the staff report.

Commission action: Granted the hotel motel variance(s) and approved the development plat subject to the conditions listed on the staff report.

Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

Speakers: Patti Knudson Joiner, applicant, Greg Marchbanks, Doug Shoulders, Sophie Aurelio, mark Scott – supportive; Herb Shapiro, opposed; Ashley Tehranchi, Carol Wolk, Kumar A - positions not stated.

**V. EXCUSE THE ABSENCE OF COMMISSIONERS CLARK, MARES, AND VICTOR**

Commissioner Victor's absences were excused. Commissioners Clark and Mares were present; therefore, no Commission action was required.

**VI. PUBLIC COMMENT**

**NONE**

**ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:43 p.m.

Motion: **Hines**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

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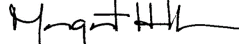


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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**